156.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	867,300 / 867,300
					USE VALUE:	867,300 / 867,300
					ASSESSED:	867,300 / 867,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
193		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAIEWONSKY LUISA M/TR
Owner 2:	LUISA PAIEWONSKY REVOCABLE
Owner 3:	TRUST OF 2011
Street 1:	193 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PAIEWONSKY LUISA M -
Owner 2:	-
Street 1:	193 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,257 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 1772 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10257.000	355,000	2,900	509,400	867,300
Total Card	0.235	355,000	2,900	509,400	867,300
Total Parcel	0.235	355,000	2,900	509,400	867,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.45 | /Parcel: 489.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 103505
GIS Ref:
GIS Ref:
Insp Date: 10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,100	2900	10,257.	509,400	873,400	873,400	Year End Roll	12/18/2019
2019	101	FV	276,000	2900	10,257.	509,400	788,300	788,300	Year End Roll	1/3/2019
2018	101	FV	276,000	2900	10,257.	429,300	708,200	708,200	Year End Roll	12/20/2017
2017	101	FV	276,000	2900	10,257.	393,000	671,900	671,900	Year End Roll	1/3/2017
2016	101	FV	276,000	2900	10,257.	334,700	613,600	613,600	Year End	1/4/2016
2015	101	FV	261,400	2900	10,257.	291,100	555,400	555,400	Year End Roll	12/11/2014
2014	101	FV	261,400	2900	10,257.	269,300	533,600	533,600	Year End Roll	12/16/2013
2013	101	FV	261,400	2900	10,257.	256,200	520,500	520,500		12/13/2012

!12191!

PRINT

Date	Time
12/11/20	02:17:58

LAST REV

Date	Time
10/15/18	09:19:36
apro	
12191	

USER DEFINED

Prior Id # 1:	103505
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAIEWONSKY LUIS	62753-53		10/8/2013	Convenience	1	No	No		
BAIN JOHN S/PAI	60647-288		12/4/2012	Convenience	1	No	No		
PAIEWONSKY LUIS	56641-204		3/24/2011	Convenience	10	No	No		John S Bain dod 4/14/2011
ROSSI ALICE H	43609-517		8/27/2004		561,000	No	No		
ROSSI GUERINO	27888-149		11/20/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2010	2322	Manual	4,100					
10/23/2006	911	Redo Kit	17,000			G8	GR FY08	GUT KIT & REBUILD
10/20/2004	1026	New Wind	7,697			G6	GR FY06	8 REPL WMDWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
10/14/2008	Inspected	355	PATRIOT
11/24/1999	Meas/Inspect	270	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10257		Sq. Ft.	Site		0	70.	0.71	7									509,400						509,400	

Total AC/HA: 0.23547 | Total SF/SM: 10257 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 509,400 | Spl Credit | Total: 509,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Fair
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	175.048
Other Features:	90250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397998
Depreciation:	42984
Depreciated Total:	355014

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

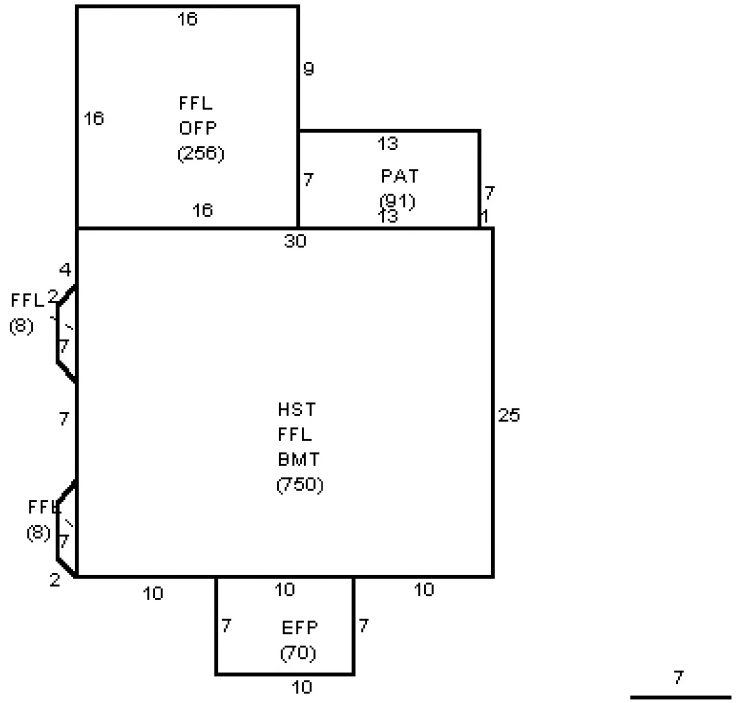
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.05
Special Features:	0	Val/Su Net:	138.46
Final Total:	355000	Val/Su SzAd	254.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,022	175.050	178,899
BMT	Basement	750	69.580	52,186
HST	Half Story	375	175.050	65,643
OFP	Open Porch	256	22.890	5,859
PAT	Patio	91	5.980	545
EFP	Enclos Porch	70	65.950	4,616

Net Sketched Area:	2,564			Total:	307,748
Size Ad	1397	Gross Are	2939	FinArea	1772

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X26	F	FR	1960	22.15	T	50	101			2,900			2,900

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900